

435 Seventh Street, NW
(Hi-Boy Restaurant)
Washington
District of Columbia

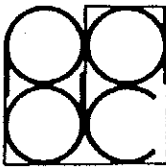
HABS No. DC-608

HABS
DC,
WASH,
348-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127



PENNSYLVANIA
AVENUE
DEVELOPMENT
CORPORATION
425 13TH STREET, N.W.
WASHINGTON, DC 20004

GENERAL CONSULTANTS

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GENERAL PRESERVATION & CONSERVATION CONSULTANT
DEVROUX & PURNELL
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DAVID McLAREN HART & ASSOCIATES
PRESERVATION & CONSERVATION CONSULTANT
MONK DUNSTONE ASSOCIATES
COST ESTIMATING CONSULTANT

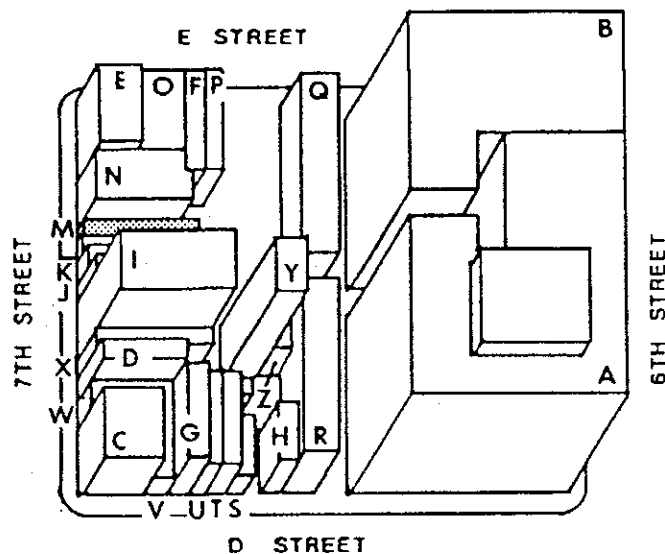
HISTORIC PRESERVATION PROGRAM

BUILDING DOCUMENTATION

HABS No. DC-608

HABS
DC,
WASH,
348-

Hi-Boy Restaurant
435 Seventh Street, NW
Lot 824



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 457, within which this structure stands. For photographs, historical, and descriptive data on Square 457, see HABS No. DC-597.

GENERAL DESCRIPTION

The building sits on a narrow rectangular lot, fifteen feet wide by eighty feet deep. It lies approximately seventy-six feet south of the Seventh and E Street intersection. The narrow front presents a main entrance offset to the north, while the rear one is accessible through a narrow pedestrian alley. The building is a flat-roofed, one-story rectangular structure that covers the entire site and is contained laterally by party walls. Its main facade has been remodeled, maintaining a fascia flush with the adjacent facade line, with the storefront beneath recessed at an oblique angle. The elevation at the alley consists of a dilapidated brick wall with sealed window openings featuring segmental brick arches.

The interior is organized into a large open space towards the front or west, with small service areas at the rear. All finishes appear to be recent, except for a pressed tin ceiling of simple coffer design.

ARCHITECTURAL SIGNIFICANCE

The Hi-Boy Restaurant is a simple, uninteresting utilitarian structure. While its remodeled storefront is similar to others on Seventh Street, and is important in continuing the row of retail spaces at ground level, the absence of upper floors on this building and the neighboring store constitutes a gap in the visual continuity of Seventh Street.

September 1979



SEVENTH STREET (WEST) FACADE

Lot 13 (Sublot 824)
431, 433, 435 Seventh Street

Lot 13, later designated lot 824 is comprised of three sublots identified as 431, 433 and 435 Seventh Street.

1819.....According to the District of Columbia Tax Records lot 13 was assessed in the name of Thomas Levering.

1824.....Thomas Levering was assessed \$907.00 for lot 13 and \$1600.00 for the improvements to the lot.

1829/33..Lot 13 was assessed \$1578.00 for the ground and \$1400.00 for the improvements to the property.

1844.....Francis Mattingly was assessed 1578.00 for lot 13.

Lot 13
435 Seventh Street

435 Seventh Street is the northern third of lot 13. It measures approximately 15 feet on its Seventh Street side, and 80 feet along its east-west axis.

1855.....The city directories list a variety of professionals as the tenant of 435 Seventh Street. Among them were D.W. Edmonson, a lawyer; J.C. and J.K. Lewis, insurance agents; and the Northwestern Insurance Company.

1859.....Francis Mattingly was assessed \$7439.00 for lot 13.

1862

to

1878.....The city directories indicate that George Francis operated a hardware and cutlery store at 435 Seventh Street for seventeen years.

1873

to

1917.....William F. Mattingly, a lawyer occupied an office in the building for a period of forty-five years according to the city directories.

1874

to

1879.....The city directories list the lawyer L.M. Saunders as the occupant of 435 Seventh Street, N.W..

1878/79..Francis Mattingly's assessment rose to \$19,725.00 for lot 13.

1879

to

1886.....Daniel O'Callaghan was listed in the City Directories as operating a law office in the building.

1882

to

1900.....Arnold T. Lewis was listed in the city directories as managing a men's furnishing store at 435 Seventh Street.

1883/84..Francis Mattingly's assessment dropped slightly to \$17,753.00 for lot 13.

1893.....A building permit was issued on September 15 which granted authority to build an addition in the rear of the lot (Permit No. 1893).

1893/94..Francis Mattingly was assessed \$24,656.00 for lot 13, and \$8000.00 for the improvements to the lot.

1897
to

1917.....Moore and Cullinan operated a men's furnishing store at 435 Seventh Street, N.W., according to the city directories.

1899/

1900.....The tax assessment records indicate that lot 13 was assessed \$23,670.00 and the improvements to the property were assessed \$7500.00 in the name of Francis Mattingly.

1900
to

1917.....William S. Torbert, a lawyer, occupied an office at 435 Seventh Street, N.W. according to the city directories.

1923
to

1938.....The Beck Hazzard Shoe Company was listed in the city directories as an occupant of the building.

1942
to

1960.....Abraham H. Hochberg operated a Jewelry Store at this location according to the city directories.

ca.

1950.....The P.A.O.C. documentation sources indicate that the building that presently occupies the lot was built about ca. 1950.

1962
to

1981.....The Hi-Boy Restaurant now occupies the building.

SOURCES

Baist Real Estate Atlas

Bastert and Enthoffer Plat Maps

Boyd's City Directories

District of Columbia Building Permits

District of Columbia General Assessment Records

District of Columbia Recorder of Deeds

District of Columbia Surveyor's Office Records

District of Columbia Tax Records

Hopkins Real Estate Atlas

Polk's City Directories

Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment
Land Agency

Sanborn Insurance Map